

Item #: \_\_\_\_\_

Prepared by: Ruby L. Hill

Approved by: \_\_\_\_\_

A RESOLUTION APPROVING THE TRANSFER OF TITLES OF ONE HUNDRED FORTY PARCELS OF HOMESTEAD PROGRAM PROPERTY PURSUANT TO TENNESSEE CODE ANNOTATED 7-66-101 TO 7-66-111 AND RESOLUTION #24 ADOPTED BY THE SHELBY COUNTY BOARD OF COMMISSIONERS OCTOBER 7, 1985 AUTHORIZING THE IMPLEMENTATION OF THE SHELBY COUNTY HOMESTEAD PROGRAM.

SPONSORED BY COMMISSIONER: STEVE MULROY.

WHEREAS, Pursuant to TCA Section 7-66-101 to 7-66-111 and Resolution #24 adopted October 7, 1985 applications for one hundred forty parcels of Homestead Program property have been reviewed and approved by the Shelby County Housing Department; and

WHEREAS, Memphis 2005.0 LLC, has agreed to incorporate the design recommendations as set forth in Exhibit "B"; and

WHEREAS, The Homestead Design Review Committee approved the designs submitted by Memphis 2005.0 LLC as subject to recommendations in Exhibit "B"; and

WHEREAS, The design recommendations as outlined in Exhibit "B" will be reviewed for compliance on a site-by-site basis based on the site plan submitted on each specific property; and

WHEREAS, Memphis 2005.0 LLC, has agreed to the recommendations as outlined in Exhibit "B".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the transfer of title on one hundred forty parcels of Homestead Property as set forth in Exhibit "A" which is attached hereto and incorporated herein by reference is hereby approved.

BE IT FURTHER RESOLVED, That this Commission hereby approves the waiver of prior County taxes as set forth in Exhibit "A".

BE IT FURTHER RESOLVED, That a refundable sum as set forth on Exhibit "A" shall be collected from each applicant and held in a performance bond fund account and a non-refundable \$50.00 Homestead fee shall be collected from the applicant and deposited in Homestead Fee Account #974-271008-4220.

BE IT FURTHER RESOLVED, That Memphis 2005.0 LLC, will submit site plans on each Homestead property transferred under this Resolution to all offices and departments necessary to secure site approval and/or the issuance of permits for the development of each specific site.

BE IF FURTHER RESOLVED, That each site plan submitted for the purposes of this Resolution will include, as an attachment, Exhibit “B” with a notation stipulating that the property being developed is a Shelby County Homestead property and is subject to the stipulations contained in the Exhibit.

BE IT FURTHER RESOLVED, That Memphis 2005.0 LLC will request from the Office of Planning and Development that each site be reviewed for compliance with Exhibit “B” at the following stages of development on each individual site; foundation, framing, and final inspection.

BE IT FURTHER RESOLVED, That if the Office of Planning and Development has not completed the final review of the fully developed site within 14 days of the requested final review, Memphis 2005.0 LLC shall be deemed to be in compliance with the recommendations specified in Exhibit “B”.

BE IT FURTHER RESOLVED, That in the development of all units under this resolution, final construction of the home and accessory uses shall conform with all criteria adopted by this resolution of the County Commission approving the transfer of titles to 140 parcels of Homestead Program properties.

BE IT FURTHER RESOLVED, That the County Mayor is hereby authorized to execute any and all Quit Claim Deeds, related agreements, administrative forms, and documents as may be required and necessary to comply with the Rules and Regulations of the Homestead Program.

BE IT FURTHER RESOLVED, That to the extent that the developer Memphis 2005.0 LLC and/or Harold Buehler, Sr. (“Developer”) has delinquent property taxes, fees, penalties, and interest for properties owned by Harold Buehler, Sr. and his entities that used the Tennessee Housing Development Authority Low Income Housing Tax Credit program (“Delinquent Property Taxes”) when the Developer takes title to any of the 140 lots then in that circumstance the \$2000.00 per lot refundable deposit noted in Exhibit A will not be refundable and said deposit shall be turned over to the County Trustee to pay down the Delinquent Property Taxes.

---

A C Wharton, Jr. County Mayor

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of County Commission

ADOPTED: \_\_\_\_\_